



GSA Public Buildings Service

Via Email

September 15, 2017

Thomas J. McNaughton
VAS Realty

(b) (6)
(b) (6) verizon.net

RE: Request for Initial Offers – Request for Lease Proposal No. 7RI2043
Offered Building: 1 International Way, Providence, RI

Dear Mr. McNaughton:

Thank you for your interest in leasing space to the Federal Government in Warwick, RI. Attached please find a Request for Lease Proposal (RLP) package corresponding to the General Services Administration's procurement (RLP No. 7RI2043). This RLP must not be released to any other party except to obtain information from subcontractors necessary for the preparation of the proposal.

Please carefully review the requirements of this solicitation and submit a proposal for the space listed above **no later than 5:00 p.m. Eastern Time, Monday, October 9, 2017**, as outlined in Section 3 of the RLP.

The officials and employees of the proposed tenant agency do not have authority to directly or indirectly contact lessors or offerors for the purpose of making oral or written representations, commitments, and/or agreements with respect to these requirements. Unauthorized contact with anyone other than a designated Contracting Officer or Contracting Officer's authorized broker representative could jeopardize this procurement, including rejection of your proposal or cancellation of the RLP.

The following information is required to constitute a complete offer in order to evaluate your proposal. Please carefully review the RLP and all attachments listed below:

1. RLP 7RI2043
2. RLP Attachments:
 - a. EXHIBIT A, STANDARD LEASE GSA FORM L100
 - b. EXHIBIT B, AGENCY'S SPECIAL REQUIREMENTS
 - c. EXHIBIT C, FACILITY SECURITY LEVEL (FSL) III
 - d. EXHIBIT D, GSA FORM 3516, SOLICITATION PROVISIONS
 - e. EXHIBIT E, GSA FORM 3517B, GENERAL CLAUSES
 - f. EXHIBIT F, GSA FORM 1364, PROPOSAL TO LEASE SPACE
 - g. EXHIBIT G, GSA FORM 1217, LESSOR'S ANNUAL COST STATEMENT
 - h. EXHIBIT H, GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS
 - i. EXHIBIT I, GSA FORM 12000 FOR PRE-LEASE FIRE PROTECTION AND LIFE SAFETY EVALUATION
 - j. EXHIBIT J, BROKER COMMISSION AGREEMENT
3. Provide a Certificate of Occupancy for the Building.
4. Provide digital photos of the exterior of the building.
5. Provide a copy of the Central Contractor Registration (CCR) completion certification.
6. Provide a Parking Plan showing how the Offeror will be able to meet the parking requirements.

Region 1
U.S. General Services Administration
10 Causeway Street
Room 1100
Boston, MA 02222

7. Provide an electronic copy of the space offered in both Autocad (CAD) format and PDF.
8. Evidence of at least a conditional commitment of funds in an amount necessary to prepare the space as signed by an authorized bank or financing officer that specifies loan amount, term in years, annual percentage rate, and length of loan commitment.
9. Proof of compliance with local zoning laws and, if any, approved variances by local authority.
10. Provide a copy of the deed of trust/warranty deed establishing current ownership of the property including a legal description (lot and block) of the property as shown on tax rolls. If the warranty deed does not reflect the offeror's name as shown on the GSA Form 1364C, a legally binding contract/document establishing control of the site and authority to offer the subject property must be submitted.
11. Provide evidence of an Energy Star Label.

Please complete all forms and requirements, initial the pages at the bottom, sign and date where indicated, and return the forms with your offer.

Please note that the RLP format is the result of GSA's lease reform process and consists of two separate documents containing information and terms that were previously included in the RLP document. The "RLP" document provides instructions for how to offer and certain minimum requirements, while the "Lease Contract" document (provided with the RLP) serves as a template of the lease terms and will constitute the lease once Best and Final Offers have been submitted.

Any exceptions you may have to the RLP or Lease Contract must be outlined separately in your initial offer so that we can address those items during negotiations. Please allow adequate time for legal review of the RLP, Standard Lease Form L201C, and GSA Forms 3517B and 3518. Changes to these documents cannot be made after you submit your final proposal. In addition, all awards are required to comply with Fire Safety, Accessibility, and Energy Star requirements.

Should you require additional information or have any questions, please feel free to contact Richard Corley at (b) (6) or (b) (6) am.ill.com.

Sincerely,

Mark Shinto

Enclosures

cc: Richard S. Corley, Authorized GSA Representative, Jones Lang LaSalle

Region 1
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10 Causeway Street
Room 1100
Boston, MA 02222



GSA Public Buildings Service

Via Email

September 15, 2017

Alden Anderson
CBRE/New England
One Financial Plaza
14th Floor
Providence, RI 02903

(b) (6)

(b) (6)

cbre-ne.com

RE: Request for Initial Offers – Request for Lease Proposal No. 7RI2043
Offered Building: 443 Jefferson Boulevard, Warwick, RI

Dear Mr. Anderson:

Thank you for your interest in leasing space to the Federal Government in Warwick, RI. Attached please find a Request for Lease Proposal (RLP) package corresponding to the General Services Administration's procurement (RLP No. 7RI2043). This RLP must not be released to any other party except to obtain information from subcontractors necessary for the preparation of the proposal.

Please carefully review the requirements of this solicitation and submit a proposal for the space listed above **no later than 5:00 p.m. Eastern Time, Monday, October 9, 2017**, as outlined in Section 3 of the RLP.

The officials and employees of the proposed tenant agency do not have authority to directly or indirectly contact lessors or offerors for the purpose of making oral or written representations, commitments, and/or agreements with respect to these requirements. Unauthorized contact with anyone other than a designated Contracting Officer or Contracting Officer's authorized broker representative could jeopardize this procurement, including rejection of your proposal or cancellation of the RLP.

The following information is required to constitute a complete offer in order to evaluate your proposal. Please carefully review the RLP and all attachments listed below:

1. RLP 7RI2043
2. RLP Attachments:
 - a. EXHIBIT A, STANDARD LEASE GSA FORM L201C
 - b. EXHIBIT B, AGENCY'S SPECIAL REQUIREMENTS
 - c. EXHIBIT C, FACILITY SECURITY LEVEL (FSL) III
 - d. EXHIBIT D, GSA FORM 3516, SOLICITATION PROVISIONS
 - e. EXHIBIT E, GSA FORM 3517B, GENERAL CLAUSES
 - f. EXHIBIT F, GSA FORM 1364, PROPOSAL TO LEASE SPACE
 - g. EXHIBIT G, GSA FORM 1217, LESSOR'S ANNUAL COST STATEMENT
 - h. EXHIBIT H, GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS
 - i. EXHIBIT I, GSA FORM 12000 FOR PRE-LEASE FIRE PROTECTION AND LIFE SAFETY EVALUATION
 - j. EXHIBIT J, BROKER COMMISSION AGREEMENT
3. Provide a Certificate of Occupancy for the Building.
4. Provide digital photos of the exterior of the building.

Region 1
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5. Provide a copy of the Central Contractor Registration (CCR) completion certification.
6. Provide a Parking Plan showing how the Offeror will be able to meet the parking requirements.
7. Provide an electronic copy of the space offered in both Autocad (CAD) format and PDF.
8. Evidence of at least a conditional commitment of funds in an amount necessary to prepare the space as signed by an authorized bank or financing officer that specifies loan amount, term in years, annual percentage rate, and length of loan commitment.
9. Proof of compliance with local zoning laws and, if any, approved variances by local authority.
10. Provide a copy of the deed of trust/warranty deed establishing current ownership of the property including a legal description (lot and block) of the property as shown on tax rolls. If the warranty deed does not reflect the offeror's name as shown on the GSA Form 1364C, a legally binding contract/document establishing control of the site and authority to offer the subject property must be submitted.
11. Provide evidence of an Energy Star Label.

Please complete all forms and requirements, initial the pages at the bottom, sign and date where indicated, and return the forms with your offer.

Please note that the RLP format is the result of GSA's lease reform process and consists of two separate documents containing information and terms that were previously included in the RLP document. The "RLP" document provides instructions for how to offer and certain minimum requirements, while the "Lease Contract" document (provided with the RLP) serves as a template of the lease terms and will constitute the lease once Best and Final Offers have been submitted.

Any exceptions you may have to the RLP or Lease Contract must be outlined separately in your initial offer so that we can address those items during negotiations. Please allow adequate time for legal review of the RLP, Standard Lease Form L201C, and GSA Forms 3517B and 3518. Changes to these documents cannot be made after you submit your final proposal. In addition, all awards are required to comply with Fire Safety, Accessibility, and Energy Star requirements.

Should you require additional information or have any questions, please feel free to contact Richard Corley at (b) (6) or (b) (6) am.jll.com.

Sincerely,

Mark Shinto

Enclosures

cc: Richard S. Corley, Authorized GSA Representative, Jones Lang LaSalle

Region 1
U.S. General Services Administration
10 Causeway Street
Room 1100
Boston, MA 02222

ABSTRACT OF OFFERS FOR STANDARD LEASE

RLP NUMBER:	7RI2043	AGENCY:	DHS-ICE
DATE RLP ISSUED:	9/18/2017	LOCATION:	Warwick, RI
BUILDING NAME & ADDRESS:	443 Jefferson Blvd. Warwick, RI 02886	OFFEROR ADDRESS:	26260 Devonshire Ct. Unit 101 Bonita Springs, FL 34134
OFFEROR:	Cape Moraine, LLC	PHONE NUMBER:	(b) (6)
		EMAIL ADDRESS:	
REPRESENTATIVE:	Robert Clark Managing Member	EMAIL ADDRESS:	(b) (6) comcast.net

	RLP RQMTS	FPR OFFER DATE: 4/20/2018	FPR OFFER DATE: 6/12/2018	FPR OFFER DATE: 7/17/2018
SPACE OFFERED & CONDITIONS				
ABOA SF	20,579	20,579	20,579	20,579
RSF		24,077	24,077	24,077
Common Area Factor		17%	17%	17%
Lease Term	10 years 15 years	15 years	15 years	15 years
Firm Term	7 years 10 years	10 years	10 years	10 years
Cancellation Rights	90 days	90 days	90 days	90 days
RENTAL RATES OFFERED				
Annual Rent Yrs 1-15		(b) (4)		
Annual Rent Yrs 11-15				
Total Rent Rate / ABOA Yrs 1-15				
Total Rent Rate / ABOA Yrs 11-15				
Total Rent Rate / RSF Yrs 1-15				
Total Rent Rate / RSF Yrs 11-15				
Shell Rate / ABOA Yrs 1-15				
Shell Rate / RSF Yrs 1-15				
Base Operating Cost / ABOA				

	RLP RQMTS	FPR OFFER DATE: 4/20/2018	FPR OFFER DATE: 6/12/2018	FPR OFFER DATE: 7/17/2018
Base Operating Cost / RSF		(b) (4)		
TI Allowance/Offered amount per ABOA	(b) (4)			
Amortization Rate				
Amortized Rental Rate for TI / ABOA				
Amortized Rental Rate for TI / RSF				
Building Specific Security Costs				
Building Specific Security Amortization Rate				
Building Specific Security Amortization Term				
Annual Amortized Building Specific Security Rent				
Building Specific Security Amortized Rental Rate / ABOA	(b) (4)			
Building Specific Security Amortized Rental Rate / RSF				
Rent Concessions				
NBC Commission Credit (if applicable)	Required			
Historic Preference (if applicable)				
Documentation provided?				
Renewal Options	N/A			
Renewal Terms	N/A			
Evaluated?	N/A			
PARKING TERMS & CONDITIONS				
Parking Requirement	130 surface/outside spaces 34	130 surface	130 surface	Offered 130 spaces for \$0.00 as price is included in rent
Total Annual Parking Included in Rent		Yes	Yes	Yes
ADDITIONAL FINANCIAL ASPECTS OF THE OFFER				
Architectural/Engineering Fees		(b) (4)		

	RLP RQMTS	FPR OFFER DATE: 4/20/2018	FPR OFFER DATE: 6/12/2018	FPR OFFER DATE: 7/17/2018
Project Management Fee		(b) (4)		
Adjustment for Vacant Premises Rate				
HVAC Overtime Rate				
24/7 HVAC Rate (LAN)				
Percentage of Occupancy	Required			
REQUIRED OFFER SUBMITTALS				
RLP 7RI2043	Required	Submitted	Submitted	Submitted
Amendment # 1	Required			
Amendment # 2	Required	Submitted	Submitted	Submitted
Amendment # 3	Required			Submitted
Exhibit A, Standard Lease GSA Form L100	Required	Missing		Submitted
Exhibit B, Agency Requirements (Scope of Work)	Required	Submitted	Submitted	Submitted
Exhibit C, Security Requirements for Level III	Required	Submitted	Submitted	Submitted
Exhibit D, GSA Form 3516	Required	Submitted	Submitted	Submitted
Exhibit E, GSA Form 3517B	Required	Submitted	Submitted	Submitted
Exhibit F, GSA Form 1364	Required	Submitted	Submitted	Submitted
Exhibit G, GSA Form 1217	Required	Submitted	Submitted	Submitted
DUNS Number?	Required	605939185	605939185	605939185
Exhibit H, GSA Form 3518-SAM Active Registration in SAM?	Required	Submitted	Submitted	Submitted
Signed by Owner?	Required	(b) (4)		
Tax Information	Required	Missing		
Fully assessed?	Required	Yes		Yes
Floor Plans (offered space and level of discharge)	Required	Missing		Submitted
Amenities	Required	Missing		Submitted
Negotiation Authority	Required	Missing		

	RLP RQMTS	FPR OFFER DATE: 4/20/2018	FPR OFFER DATE: 6/12/2018	FPR OFFER DATE: 7/17/2018
Commitment of Funds	Required	Missing		(b) (4)
Evidence of compliance with zoning	Required	Missing		
Documentation of Ownership	Required	Missing		
Letter of Intent to Purchase		Submitted	Submitted	Submitted
SITUATIONAL SUBMITTALS				
Energy Star Label	Required	Missing		
List of cost-effective energy improvements	Required	Missing		Submitted
Energy Star Online Tools	Required			
Exhibit J, Commission Agreement	Required	Missing		Submitted
Exhibit I, Fire Protection & Life Safety Evaluation (Form 12000)	Required	Submitted (Not completed)		Submitted
Valid C of O or report from licensed fire protection engineer	Required	Missing		
Parking Plan	Required	Missing		Submitted
DEFICIENCIES				

ABSTRACT OF OFFERS FOR STANDARD LEASE

RLP NUMBER:	7RI2043	AGENCY:	DHS-ICE
DATE RLP ISSUED:	9/18/2017	LOCATION:	Warwick, RI
BUILDING NAME & ADDRESS:	Saxon Building 1 International Way Providence, RI 02886	OFFEROR ADDRESS:	137 Applegate Road Cranston, RI 02920-3731
OFFEROR:	Vito A. Scola	PHONE NUMBER:	
REPRESENTATIVE:	Thomas J. McNaughton VAS Realty	EMAIL ADDRESS:	(b) (6) verizon.net

	RLP RQMTS	OFFER DATE: 10/11/2017	REVISED OFFER DATE: 11/7/2017	FPR OFFER DATE: 3/9/2018	FPR OFFER DATE: 7/17/2018
SPACE OFFERED & CONDITIONS					
ABOA SF	20,579	26,087	20,579	20,579	20,579
RSF		30,000	23,667	23,667	23,667
Common Area Factor		15%	15%	15%	15%
Lease Term	10 years 15 years	10 years	10 years	15 years	15 years
Firm Term	7 years 10 years	7 years	7 years	10 years	10 years
Cancellation Rights	90 days	N/A	365 days	365 days	90 days after firm term
RENTAL RATES OFFERED					
Annual Rent Yrs 1-7 Yrs. 1-5 Yrs. 6-10		(b) (4)			
Annual Rent Yrs 8-10 Yrs. 11-15					
Total Rent Rate / ABOA Yrs 1-7 Yrs. 1-5 Yrs. 6-10					
Total Rent Rate / ABOA Yrs 8-10 Yrs. 11-15					
Total Rent Rate / RSF Yrs 1-7 Yrs. 1-5 Yrs. 6-10					

	RLP RQMTS	OFFER DATE: 10/11/2017	REVISED OFFER DATE: 11/7/2017	FPR OFFER DATE: 3/9/2018	FPR OFFER DATE: 7/17/2018
Total Rent Rate / RSF Yrs 8-10 Yrs. 11-15		(b) (4)			
Shell Rate / ABOA Yrs 1-7 Yrs. 1-5 Yrs. 6-10					
Shell Rate / RSF Yrs 1-7 Yrs. 1-5 Yrs. 6-10					
Base Operating Cost / ABOA					
Base Operating Cost / RSF					
TI Allowance/Offered amount per ABOA	(b) (4)				
Amortization Rate					
Amortized Rental Rate for TI / ABOA					
Amortized Rental Rate for TI / RSF					
Building Specific Security Costs					
Building Specific Security Amortization Rate					
Building Specific Security Amortization Term					
Annual Amortized Building Specific Security Rent					
Building Specific Security Amortized Rental Rate / ABOA	(b) (4)				
Building Specific Security Amortized Rental Rate / RSF					
Rent Concessions					
NBC Commission Credit (if applicable)	Required				
Historic Preference (if applicable)					
Documentation provided?					
Renewal Options	N/A				
Renewal Terms	N/A				
Evaluated?	N/A				

	RLP RQMTS	OFFER DATE: 10/11/2017	REVISED OFFER DATE: 11/7/2017	FPR OFFER DATE: 3/9/2018	FPR OFFER DATE: 7/17/2018
PARKING TERMS & CONDITIONS					
Parking Requirement	130 surface/outside spaces 34 spaces	130	130	130	34 24 (POVs onsite available and 70 spaces available on street parking)
Total Annual Parking Rent		(b) (4)			
ADDITIONAL FINANCIAL ASPECTS OF THE OFFER					
Architectural/Engineering Fees		Missing	15%	10%	10%
Project Management Fee		Missing	15%	15%	13.5%
Adjustment for Vacant Premises Rate		\$0.00	\$0.00	\$0.00	\$1.00
HVAC Overtime Rate		(b) (4)			
24/7 HVAC Rate (LAN)		N/A			
Percentage of Occupancy	Required	100%	100%	100%	100% 79% actually
REQUIRED OFFER SUBMITTALS					
RLP 7RI2043	Required	Missing	Missing		Submitted
Amendment # 1	Required	Submitted	Submitted	Submitted	Submitted
Amendment # 2	Required			Submitted but altered	Submitted
Amendment # 3	Required				Submitted

	RLP RQMTS	OFFER DATE: 10/11/2017	REVISED OFFER DATE: 11/7/2017	FPR OFFER DATE: 3/9/2018	FPR OFFER DATE: 7/17/2018
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Exhibit B, Agency Requirements (Scope of Work)	Required	Missing	Submitted		Submitted
Exhibit C, Security Requirements for Level III	Required	Missing	Submitted		Submitted
Exhibit D, GSA Form 3516	Required	Missing	Submitted		Submitted
Exhibit E, GSA Form 3517B	Required	Missing	Submitted		Submitted
Exhibit F, GSA Form 1364	Required	Submitted (incomplete)	Submitted		Submitted
Exhibit G, GSA Form 1217	Required	Submitted	Submitted		Submitted
DUNS Number?	Required	800340130	800340130		800340130
Exhibit H, GSA Form 3518-SAM Active Registration in SAM?	Required	Missing	Missing		
Signed by Owner?	Required				
Tax Information	Required	(b) (4)			
Fully assessed?	Required	Yes			
Floor Plans (offered space and level of discharge)	Required	Submitted	Submitted		Submitted
Amenities	Required	Missing	Missing		Submitted
Negotiation Authority	Required	Missing	Missing		
Commitment of Funds	Required	Missing	Submitted		Submitted
Evidence of compliance with zoning	Required	Submitted	Submitted		Submitted
Documentation of Ownership	Required	Submitted	Submitted		Submitted
SITUATIONAL SUBMITTALS					
Energy Star Label	Required	Missing	Missing		Missing
List of cost-effective energy improvements	Required				Submitted (all work already done – no future improvements planned)
Energy Star Online Tools	Required				

	RLP RQMTS	OFFER DATE: 10/11/2017	REVISED OFFER DATE: 11/7/2017	FPR OFFER DATE: 3/9/2018	FPR OFFER DATE: 7/17/2018
Exhibit J, Commission Agreement	Required	Missing	Missing		
Exhibit I, Fire Protection & Life Safety Evaluation (Form 12000)	Required	Missing	Missing		
Valid C of O or report from licensed fire protection engineer	Required	Submitted	Submitted		Submitted
Parking Plan	Required	Missing	Missing		
DEFICIENCIES					

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OFFEROR:	Vito A. Scola	PHONE NUMBER:	
		EMAIL ADDRESS:	
REPRESENTATIVE:	Thomas J. McNaughton VAS Realty	EMAIL ADDRESS:	(b) (6) verizon.net

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RENTAL RATES OFFERED					
Annual Rent Yrs 1-7 Yrs. 1-5 Yrs. 6-10		(b) (4)			
Annual Rent Yrs 8-10 Yrs. 11-15					
Total Rent Rate / ABOA Yrs 1-7 Yrs. 1-5 Yrs. 6-10					
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Total Rent Rate / RSF Yrs 8-10 Yrs. 11-15		(b) (4)			
Shell Rate / ABOA Yrs 1-7 Yrs. 1-5 Yrs. 6-10					
Shell Rate / RSF Yrs 1-7 Yrs. 1-5 Yrs. 6-10					
Base Operating Cost / ABOA					
Base Operating Cost / RSF					
TI Allowance/Offered amount per ABOA	(b) (4)				
Amortization Rate					
Amortized Rental Rate for TI / ABOA					
Amortized Rental Rate for TI / RSF					
Building Specific Security Costs					
Building Specific Security Amortization Rate					
Building Specific Security Amortization Term					
Annual Amortized Building Specific Security Rent					
Building Specific Security Amortized Rental Rate / ABOA	(b) (4)				
Building Specific Security Amortized Rental Rate / RSF					
Rent Concessions					
NBC Commission Credit (if applicable)	Required				
Historic Preference (if applicable)					
Documentation provided?					
Renewal Options	N/A				
Renewal Terms	N/A				
Evaluated?	N/A				

	RLP RQMTS	OFFER DATE: 10/11/2017	REVISED OFFER DATE: 11/7/2017	FPR OFFER DATE: 3/9/2018	FPR OFFER DATE: 7/17/2018
PARKING TERMS & CONDITIONS					
Parking Requirement	130 surface/outside spaces 34 spaces	(b) (4)			
Total Annual Parking Rent					
ADDITIONAL FINANCIAL ASPECTS OF THE OFFER					
Architectural/Engineering Fees		Missing	15%	10%	10%
Project Management Fee		Missing	15%	15%	13.5%
Adjustment for Vacant Premises Rate		\$0.00	\$0.00	\$0.00	\$1.00
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Amendment # 2	Required			Submitted but altered	Submitted
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Signed by Owner?	Required				
Tax Information	Required	(b) (4)			
Fully assessed?	Required	Yes	Yes		Yes
Floor Plans (offered space and level of discharge)	Required	Submitted	Submitted		Submitted
Amenities	Required	Missing	Missing		Submitted
Negotiation Authority	Required	Missing	Missing		
Commitment of Funds	Required	Missing	Submitted		Submitted
Evidence of compliance with zoning	Required	Submitted	Submitted		Submitted
Documentation of Ownership	Required	Submitted	Submitted		Submitted
SITUATIONAL SUBMITTALS					
Energy Star Label	Required	Missing	Missing		Missing
List of cost-effective energy improvements	Required				Submitted (all work already done – no future improvements planned)
Energy Star Online Tools	Required				

	RLP RQMTS	OFFER DATE: 10/11/2017	REVISED OFFER DATE: 11/7/2017	FPR OFFER DATE: 3/9/2018	FPR OFFER DATE: 7/17/2018
Exhibit J, Commission Agreement	Required	Missing	Missing		
Exhibit I, Fire Protection & Life Safety Evaluation (Form 12000)	Required	Missing	Missing		
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Parking Plan	Required	Missing	Missing		
DEFICIENCIES					